Local Market Update for July 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

91911

Chula Vista South

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	32	**22**	- 31.3%	165	**165**	0.0%
Pending Sales	18	**19**	+ 5.6%	108	**133**	+ 23.1%
Closed Sales	15	**22**	+ 46.7%	103	**132**	+ 28.2%
Median Sales Price*	$801,000	**$804,500**	+ 0.4%	$821,500	**$820,000**	- 0.2%
Percent of Original List Price Received*	99.1%	**100.1%**	+ 1.0%	100.1%	**100.3%**	+ 0.2%
Days on Market Until Sale	34	**25**	- 26.5%	29	**30**	+ 3.4%
Inventory of Homes for Sale	48	**26**	- 45.8%	—	—	—
Months Supply of Inventory	3.0	**1.4**	- 53.3%	—	—	—

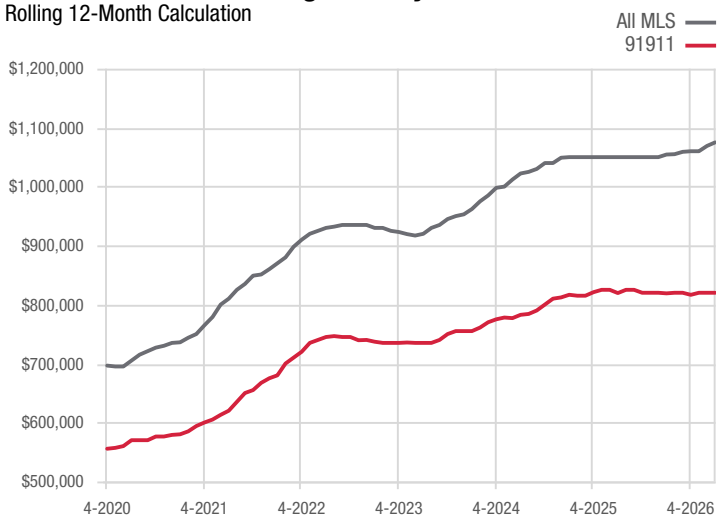
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	15	**14**	- 6.7%	95	**121**	+ 27.4%
Pending Sales	5	**10**	+ 100.0%	57	**84**	+ 47.4%
Closed Sales	11	**6**	- 45.5%	54	**74**	+ 37.0%
Median Sales Price*	$550,000	**$622,500**	+ 13.2%	$598,500	**$605,000**	+ 1.1%
Percent of Original List Price Received*	99.7%	**96.7%**	- 3.0%	99.7%	**99.3%**	- 0.4%
Days on Market Until Sale	49	**82**	+ 67.3%	40	**45**	+ 12.5%
Inventory of Homes for Sale	24	**32**	+ 33.3%	—	—	—
Months Supply of Inventory	2.9	**3.2**	+ 10.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

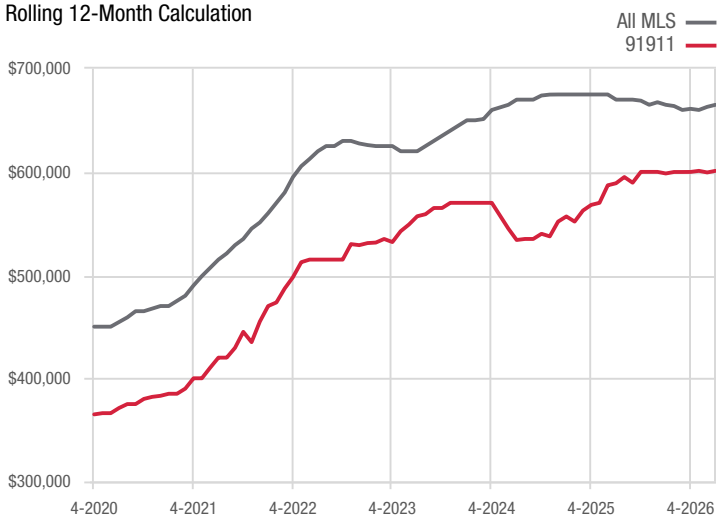
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of August 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.